



## COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP  
Agency Director

## PLANNING

### ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE AGENDA March 18, 2010

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

### PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M.  
AF

**MINOR USE PERMIT / VARIANCE (PMPB 20100045)**  
**DRY CREEK FIRE STATION # 100**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 1 (ROCKHOLM)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Placer County Facility Services for a Minor Use Permit to construct a 408 square-foot addition to the east side of the existing apparatus bay of the Dry Creek Fire Station 100, which is located at 8350 Cook Riolo Road. The request includes approval of a Variance to reduce the front setback requirement of 50 feet from property boundary / 80 feet from centerline of travelled way (whichever is greater) to allow for a setback of 69 feet from centerline of travelled way. The subject property, Assessor's Parcel Number 023-234-054, comprises 1.8 acres, is located at 8350 Cook Riolo Road in the Roseville area, and is currently zoned RA-B-X-2 (Residential Agriculture, combining minimum Building Site of 2.0 acres). The Zoning Administrator will also consider a finding for a Class 1 and a Class 5 Categorical Exemption from CEQA in accordance with Section 18.36.030 and 18.36.07 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities and Class 5, Minor alterations in land use limitations - CEQA Guidelines Section 15301 and 15305). The Planning Department contact for the above project is Alex Fisch and can be reached at (530) 745-3081.

9:10 A.M. LC	<p><b>MINOR USE PERMIT (PMPA 20100010)</b>  <b>CAPTIAL LANDSCAPE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 (ROCKHOLM)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Capital Landscape Management on behalf of Paul and Amy Miller, for a Minor Use Permit to allow for a landscaping management company at 9280 Atkinson Street in the Roseville area. The subject property, Assessor's Parcel Numbers 473-090-013 and 473-090-014, comprises approximately 31,000 square feet and is currently zoned IN-UP-DC (Industrial, combining Use Permit required, combining Design Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030, Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.</p>
9:20 A.M. RS	<p><b>VARIANCE (PVAA 20100052)</b>  <b>HALBERT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Tom and Barbara Halbert for a request for a Variance to the 1,000 square foot maximum size requirement to allow for a secondary dwelling of 1,188 square feet. The subject property, Assessor's Parcel Number 032-052-006 comprises 3.87 acres, is located at 5670 Butler Road in the Penryn area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor alterations in land use limitations- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.</p>
9:30 A.M. RS	<p><b>VARIANCE (PVAA 20100034)</b>  <b>WHATLEY</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from James Whatley, for a Variance to allow for an 8-foot high redwood fence along the eastern property boundary, where typically only a 6-foot high fence is allowed within the rear setback. The subject property, Assessor's Parcel Numbers 036-071-049 comprises approximately 5 acres, is located at 4855 Hidden Oaks Lane in the Loomis area, and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 Class 5 – Minor alterations in land use limitations- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.</p>
9:40 A.M. MJ/GH	<p><b>VARIANCE (PVAA 20051002)</b>  <b>HAMILTON</b>  <b>CATEGORICAL EXEMPTION 15305</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Darien Hamilton for the approval of a Variance to the side setback requirement of 30 feet from the southeast property line to allow for ten feet from the southeast property line, and a Variance to the canal setback requirement of 100 feet to the centerline of the Boardman canal to 80 feet from the centerline of the Boardman canal, in order to construct an addition to the existing single-family residence. The applicant is also requesting a reduction to the required canal setback of 100 feet from the centerline of the Boardman canal to</p>

	<p>allow for 38 feet from centerline of the canal in order to construct an addition to the existing garage. The subject property, Assessor's Parcel Number 053-050-028, comprises approximately one acre, is located at 14250 Edgehill Lane in the Auburn area, and is currently zoned RA-B-100 (Residential Agricultural, combining Building Site designation of 2.3 acre minimum parcel size). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Melanie Jackson who can be reached at (530) 745-3036.</p>
9:50 A.M. MJ/GH	<p><b>MINOR USE PERMIT (PMPC 20100031)</b>  <b>JAGER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from William Jager for a Minor Use Permit for an accessory building prior to the establishment of residential use on the parcel. A 317 square foot storage building currently exists on a property that is being subdivided through a Parcel Map and this building will be the only structure on Parcel 3 that has been created by this map. The subject property, Assessor's Parcel Number 062-060-019 comprises .72 acre(s), is located at 33100 Main Street in the Dutch Flat area, and is currently zoned RS-Dh (Residential Single Family, combining Design Historical). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 Class 1- Existing Facilities- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Gerry Haas and can be reached at (530) 745-3084.</p>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
10:00 A.M. MJ/GH	<p><b>MINOR LAND DIVISION (PMLD 20080482)</b>  <b>JAGER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from William Jager for approval of a Minor Land Division to subdivide an approximately 3.92-acre property into three parcels consisting of 2.25, 0.99 and 0.68 acres each. The subject property, Assessor's Parcel Number 062-060-019, comprises 3.92 acre(s), is located at 33100 Main Street in the Dutch Flat area, and is currently zoned Rs-Dh (Residential Single-Family, combining Design Historic Scenic Corridor). The Parcel Review Committee Chairman will also consider adopting the Mitigated Negative Declaration prepared for this project. The Planning Department contact for the above project is Gerry Haas and can be reached at (530) 745-3084.</p>
10:10 A.M. AF	<p><b>MINOR LAND DIVISION (PMLD 20080062)</b>  <b>GIBSON</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Chester Gibson for approval of a Minor Land Division to subdivide an approximately 20 acre property into two parcels consisting of 10 acres each. The subject property, Assessor's Parcel Number 020-060-071 comprises 20 acre(s), is located at 6440 McCourtney Road in the Lincoln area, and is currently zoned F-B-X-10 PD 0.1 (Farm, combining minimum Building Site of 10 acres and a Planned Development of .1 dwelling units per acre). The Parcel Review Committee Chairman will also consider adopting the Mitigated Negative Declaration prepared for this project. The Planning Department contact for the above project is Alex Fisch and can be reached at (530) 745-3081.</p>

10:20 A.M.	<b>CERTIFICATE OF COMPLIANCE (PCOC 20100017)</b> <b>EMC MORTGAGE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> County review of the history of Assessor Parcel Number 074-120-088 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-40 (Residential Agriculture, combining minimum Building Site of 40,000 sq ft) and is located at 966 Meadow Gate Road in the Meadow Vista area.
<b>CONSENT ITEMS</b>	
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100040)</b> <b>RUNSTADLER</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 064-080-073; 064-080-074 and 064-080-075 to reconfigure parcels. Subject parcels are zoned RA-B-X 160 PD 0.05 (Residential Agriculture, combining minimum Building Site of 160 acres and a Planned Development of 0.05 dwelling units per acre) and are located on Yankee Jim Road in the Foresthill area.
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100043)</b> <b>DAILEY</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 064031-074-046; 031-074-051; 031-074-052; 031-074-053 and 031-074-054 to reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located at 6450 Virginia Town Road in the Newcastle area.
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100047)</b> <b>BEST</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 097-100-035 and 097-100-037 to reconfigure parcels. Subject parcels are zoned 160 - Homewood/Residential and are located at 4945 and 4950 West Lake Blvd in the Homewood area.